043.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,900	/	934,900
USE VALUE:	934,900	/	934,900
ASSESSED:	934,900	/	934,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	PHILIPS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE GRACE C/ TRUSTEE
Owner 2:	GRACE C MOORE REVOCABLE TRUS
Owner 3:	
Street 1:	23 QUAMHASSET RD
Street 2:	
Twn/City:	BUZZARDS BAY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02532 Type:

PREVIOUS OWNER

Owner 1:	MOORE GRACE C -
Owner 2:	-
Street 1:	23 QUAMHASSET RD
Twn/City:	BUZZARDS BAY
St/Prov:	MA Cntry:
Postal:	02532

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2246 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5239.000	468,500	4,700	461,700	934,900
Total Card	0.120	468,500	4,700	461,700	934,900
Total Parcel	0.120	468,500	4,700	461,700	934,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.25 /Parcel: 416.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

29864

GIS Ref

GIS Ref

Insp Date

11/30/18

!3618!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	468,500	4700	5,239.	461,700	934,900		Year end	12/23/2021
2021	104	FV	447,100	4700	5,239.	461,700	913,500		Year End Roll	12/10/2020
2020	104	FV	447,200	4700	5,239.	461,700	913,600	913,600	Year End Roll	12/18/2019
2019	104	FV	347,300	4700	5,239.	490,600	842,600	842,600	Year End Roll	1/3/2019
2018	104	FV	347,300	4700	5,239.	357,800	709,800	709,800	Year End Roll	12/20/2017
2017	104	FV	325,500	4700	5,239.	311,700	641,900	641,900	Year End Roll	1/3/2017
2016	104	FV	325,500	4700	5,239.	265,500	595,700	595,700	Year End	1/4/2016
2015	104	FV	289,800	4700	5,239.	259,700	554,200	554,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:21:44

LAST REV

Date	Time
05/14/19	11:36:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOORE GRACE C,	72448-303	1	4/12/2019	Convenience	1	No	No		
MOORE GRACE C--	72400-450	1	4/1/2019	Convenience	1	No	No		
AGRILLO ELEANOR	27117-357		3/7/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	29864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/1995	665	Manual	3,350					REP/PORCH-SIDE GAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Inspected	189	PATRIOT
5/1/2009	Inspected	189	PATRIOT
4/16/2009	Measured	163	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5239		Sq. Ft.	Site		0	80.	1.10	1									461,736						461,700	

Total AC/HA:	0.12027	Total SF/SM:	5239	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 461,736	Spl Credit	Total: 461,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11749768
Const Adj.:	0.98000199
Adj $ / SQ:	197.127
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636551
Depreciation:	168049
Depreciated Total:	468501

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

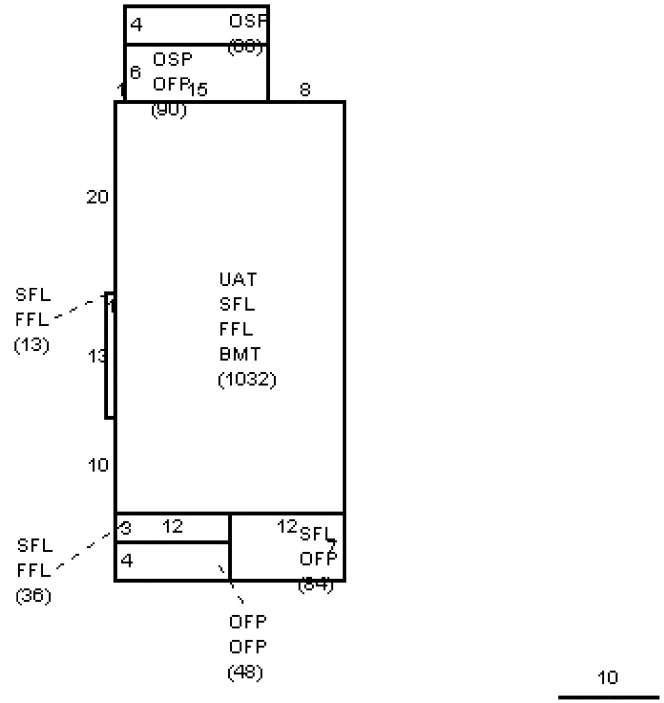
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.13
Special Features:	0	Val/Su Net:	118.43
Final Total:	468500	Val/Su SzAd	208.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,165	197.130	229,653
FFL	First Floor	1,081	197.130	213,094
BMT	Basement	1,032	59.140	61,031
OFP	Open Porch	270	22.160	5,983
UAT	Upper Attic	258	78.850	20,344
OSP	Screen Porch	150	29.650	4,447

Net Sketched Area:	3,956			Total:	534,552
Size Ad	2246	Gross Area	4730	FinArea	2246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc